

**An Ordinance Amending the Durham Unified Development Ordinance  
By Taking Property out of IL(D), RR, and CN (County Jurisdiction) Zoning  
District and Establishing the Same as CG(D) and IL(D) (City Jurisdiction)  
Zoning District**

**Be it Ordained by the Durham City Council:**

**Section 1.** That the Durham City Council held a Public Hearing on Zoning Case Z1400038 and Voted on June 1, 2015 to approve the Zoning Map Change described herein.

**Section 2.** That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of IL(D), RR, and CN (County Jurisdiction) and placing the same in and establishing the same as CG(D) and IL(D) (City Jurisdiction).

**RR and CN (County Jurisdiction) to CG(D) (City Jurisdiction): All property as follows and to the center line of the railroad right-of-way owned by NC Railroad Company, PIN 0747-03-32-4471:**

Beginning at an existing iron pipe located in the southern right-of-way line of Hopson Rd., said point being the northwest corner of Spirit Master Funding VII LLC as referenced by Deed Book 7424, Page 656 of the Durham County Registry, said point also being referenced as having NC Grid Coordinates N: 774,141.65, E: 2,043,878.58; thence running from said beginning point along the western line of Spirit Master Funding VII LLC and Cole BK Durham NC LLC as referenced by Deed Book 6716, Page 424 of the Durham County Registry S03°44'32"W a distance of 678.75 feet to an existing iron pipe located in the northern line of Duke Energy Corp. as referenced by Deed Book 2337, Page 833 of the Durham County Registry, thence running along the northern line of Duke Energy Corp. N89°06'52"W a distance of 385.72 feet to an existing iron pipe located in the northeast corner of North Carolina Railroad Company as referenced by Deed Book 4432, Page 336 of the Durham County Registry; thence running along the eastern line of North Carolina Railroad Company N06°34'49"W a distance of 363.33 feet to a set iron pipe, thence continuing along the eastern line of North Carolina Railroad Company N01°38'04"W a distance of 346.29 feet to a set iron pipe in the southern right-of-way line of Hopson Rd., thence running along the southern right-of-way line of Hopson Rd. S88°07'44"E a distance of 175.40 feet to a set iron pipe, thence continuing along the southern right-of-way line of Hopson Rd. S01°52'57"W a distance of 20.00 feet to an existing iron pipe, thence continuing along the southern right-of-way line of Hopson Rd. S88°07'44"E a distance of 307.00 feet to the point or place of BEGINNING containing 6.985 acres as shown on the survey entitled "Boundary Survey for Hopson Road Self Storage 4812 Hopson Road" dated September 10, 2014 prepared by Triangle Surveyors, Inc. Ronald D. Carpenter, PLS L-2458.

**IL(D) (County Jurisdiction) to IL(D) (City Jurisdiction): All property to the west of the center line of the railroad right-of-way owned by NC Railroad Company, PIN 0747-03-32-4471.**

**Section 3. This Ordinance shall be in full force and effect on June 30, 2015.**

**Section 4. All ordinances in conflict with this Ordinance are hereby repealed.**